

ATTACHMENT D – DA-87/2023

IDCP 2013 TABLES OF COMPLIANCE

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INVERELL DEVELOPMENT CONTROL PLAN 2013 – CHAPTER 4 – COMMERCIAL & INDUSTRIAL		
Requirement	Comments	Acceptable
<p>4.1. Introduction</p> <p>This chapter of the Inverell Development Control Plan 2013 (IDCP) applies to commercial and industrial development including, but not limited to:</p> <ul style="list-style-type: none"> ▪ Commercial Premises ▪ Industries ▪ Medical Services Facilities ▪ Tourist Accommodation ▪ Storage Premises ▪ Amusement Centres ▪ Child Care Centres ▪ Entertainment facilities ▪ Function centres ▪ Highway service centres ▪ Industrial retail outlets ▪ Service stations ▪ Recreation Facilities (Indoor) ▪ Rural Industries ▪ Vehicle Body Repair Workshops ▪ Vehicle Repair Stations ▪ Warehouse and Distribution Centres ▪ Wholesale Supplies 	<p>To proposed development meets the definition as both a Recreation Facility (Indoor) and Recreation Facility (Outdoor).</p> <p>Whilst the development is not specifically for commercial purposes, as a Recreation Facility (Indoor) is listed under this clause, consideration of this chapter of the IDCP has been undertaken.</p>	Yes
<p>4.2 Intent</p> <p>The intent of this chapter is to:</p> <ul style="list-style-type: none"> ▪ Promote orderly and well designed development in accordance with the hierarchy of commercial precincts within Inverell. These precincts are: <ul style="list-style-type: none"> – Town Centre Core Area – The preferred location for shopfront retail activity, including major new stores (excluding bulky goods), and is also the main pedestrian area within the town centre. This core includes a periphery of major community facilities, office and professional services. Refer to Figure 4.1. – Town Centre Outer Area – Adjoins the town centre core area and is currently characterised by light industrial and commercial activities. Refer to Figure 4.1. Small format bulky goods stores or stores less than 1000m2 Gross Floor Area (GFA) are encouraged in this area. Large retail outlets greater than 1000m2 GFA should not be located in the Town Centre Outer Area. – Enterprise Corridor – The area zoned B5 Business Development under the ILEP and which provides an effective land supply and appropriate location for the development of large floor area highway related commercial activities (ie large format bulky goods) that cannot be accommodated in the other commercial precincts. 	<p>The development is not located in any of the identified precincts.</p> <p>The site previously contained the Inverell Memorial Swimming Pool. The proposed Aquatic Centre is computable with the surrounding area and is not considered to impact the viability of the Inverell CBD.</p>	Yes

<ul style="list-style-type: none"> – Neighbourhood Centres – A range of small scale precincts zoned B1 Neighbourhood Centre under the ILEP containing retail, business and community uses designed to serve the surrounding neighbourhood. ▪ Sustain Inverell's role as an important district and sub-regional industrial centre, with the continuing provision of cost competitive, attractive and well-planned industrial areas to meet the town's requirements for the foreseeable future. ▪ Consider appropriate commercial and industrial development outside of commercial and industrial zoned areas, where the development is permissible and compatible with the surrounding area, and the establishment of such will not adversely impact on the viability of the central business district of Inverell. 		
<p>4.3 Location</p> <p>Outcome</p> <ul style="list-style-type: none"> ▪ To ensure that commercial and industrial development is compatible with the current and desired future character of the area. ▪ To maintain the standing of Inverell's Town Centre Core Area as the commercial and retail focus of the Shire. 	<p>The site previously contained the Inverell Memorial Swimming Pool and the proposed Aquatic Centre is compatible with the recreation character (Victoria Park, Varley Oval) of the area.</p>	<p>Yes</p>
<p>4.4. Streetscape</p> <p>Outcome</p> <ul style="list-style-type: none"> ▪ To ensure a high standard of commercial and industrial development, which makes a positive contribution to the streetscape. <p>Acceptable Solution</p> <ul style="list-style-type: none"> ▪ Walls along a street frontage must provide visual interest through articulation and use of varied building materials and colours. ▪ Any proposed use of the footpath for advertising signs, dining and/or display of goods is to be specified in the Development Application and must not detrimentally affect the streetscape or pedestrian safety. ▪ Industrial buildings must present to, and have the main customer entrance, at the primary frontage. ▪ Provision of quality landscaping where appropriate. <p><u>Town Centre Core Area</u></p> <ul style="list-style-type: none"> ▪ Shopfronts predominantly in glass should be provided. ▪ Shopfronts are to be inviting and interact with pedestrians. ▪ A front awning should be consistent with those provided on any adjoining commercial properties to give pedestrians adequate protection from the weather. ▪ Air conditioners and satellite dishes are not permitted forward of the street building line (eg on front walls or awnings) and should not be visible from a public street. <p><i>Note: Separate approval under the Roads Act 1993 will also be required for the use of an awning over a footpath.</i></p>	<p>The front façade (Lawrence Street) of the Aquatic Centre incorporates:</p> <ul style="list-style-type: none"> ▪ "Cementil" and colorbond cladding; ▪ Articulation (doors, windows, entry feature); and ▪ Different colours. <p>It is considered that the proposed building will make a positive contribution to the streetscape.</p> <p>No use of the footpath is proposed.</p>	<p>Yes</p>
<p>4.5 Setbacks</p> <p>Outcome</p> <ul style="list-style-type: none"> ▪ To maintain the existing character in commercial and industrial areas through consistency in setbacks. 	<p>The proposed setback of the Aquatic Centre, behind the building line of the original Swimming Pool building, is considered to be acceptable.</p>	<p>Yes</p>

<p>Acceptable Solution</p> <ul style="list-style-type: none"> ▪ Buildings are to be constructed to the street boundary in the Town Centre Core Area. ▪ The setbacks for buildings in the Town Centre Outer Area are subject to appropriate design in response to providing an active street frontage, pedestrian access and quality design. ▪ Buildings in the IN1 General Industrial zone should be set back 10 metres from the primary frontage, or consistent with the setbacks of adjoining buildings. ▪ In the case of a corner lot, the minimum setback for a secondary frontage may be reduced, provided that this frontage does not address a main road. 		
<p>4.6 Parking and Traffic</p> <p>Outcome</p> <ul style="list-style-type: none"> ▪ To match the supply of off-street car parking with the demand likely to be generated by customers and staff. ▪ To ensure that the road network is suitable for the level of traffic likely to be generated by the use or development of a site. ▪ To provide suitable access for delivery and service vehicles. <p>Acceptable Solution</p> <ul style="list-style-type: none"> ▪ Parking to be provided in accordance with the requirements expressed in Chapter 5 of the IDCP. ▪ The use of rear laneways in the Town Centre Outer Area may be supported where it can be demonstrated that it is the secondary access and is necessary for the use, and that the lane is of a suitable standard for traffic, or can be upgraded to a suitable standard. ▪ A concrete or paved footpath may be required at the front of the site for pedestrian use. 	<p>The development of the new Aquatic Centre to replace the previous Memorial Swimming Pool is not considered to generate significant additional parking or traffic.</p> <p>Suitable access for parking and deliveries is provided at the rear, off Victoria Park car park.</p> <p>Car parking is assessed further under Chapter 5 of the IDCP below.</p>	<p>Yes</p>
<p>4.7 Advertising Signs</p> <p>Outcome</p> <ul style="list-style-type: none"> ▪ To ensure that signage does not detrimentally affect the character and amenity of the area or distract road users. <p>Acceptable Solution</p> <ul style="list-style-type: none"> ▪ Signs are to be kept to a minimum and commensurate with the type of activity being undertaken. ▪ Signs are to be of a scale in proportion to the building (ie not to dominate the building). ▪ Signs are to be modest in size and colour and not provide a distraction to motorists. ▪ Compliance with Chapter 7 in relation to signs on Heritage Items and in Heritage Conservation Areas. 	<p>A single sign is proposed above the Lawrence Street entry, which does not dominate the building. The propose sign is of suitable size and colour.</p>	<p>Yes</p>
<p>4.8 Amenity</p> <p>Outcome</p>	<p>An acoustic assessment has been submitted with DA-87/2023 and subject to conditions, the cooling and heating units are not considered to have a significant adverse amenity impact.</p>	<p>Yes</p>

<ul style="list-style-type: none"> ▪ To ensure land uses or development with the potential to have a detrimental impact on adjoining properties adequately justify the likely impacts and proposed mitigation measures of these impacts are adequate. <p>Acceptable Solution</p> <ul style="list-style-type: none"> ▪ Cooling and heating units are to comply with the relevant noise standard for such equipment. ▪ Natural and artificial lighting is to be used to reduce poorly lit or dark areas to deter crime and vandalism, without causing a nuisance to adjoining properties. ▪ Materials and finishes of external walls are to be complementary to the surrounding buildings. ▪ Outdoor storage areas are to be substantially screened from public view. 	<p>Suitable measures are proposed in the Statement of Environmental Effects to determine crime and vandalism. A condition of consent is recommended in relation to minimising amenity impacts associated with external lighting.</p> <p>The materials and finishes of the external walls are considered complimentary to the surrounding area and storage will be suitably screened.</p>	
<p>4.9 Earthworks & Stormwater Drainage</p> <p>Outcome</p> <ul style="list-style-type: none"> ▪ To ensure disturbance to the soil is minimised and stormwater is appropriately managed. <p>Acceptable Solution</p> <ul style="list-style-type: none"> ▪ Proposals should be designed to take into consideration the sites natural topography to minimise the development footprint and amount of earthworks required. ▪ Any changes to the natural surface level are to incorporate measures to ensure the natural or existing stormwater regime is appropriately managed. ▪ A stormwater concept plan with accurate site levels should be submitted with any application. <p><i>Note: Larger developments may require plans and stormwater design and calculations prepared by a suitably qualified consultant.</i></p>	<p>The proposed earthworks are suitable in the context of the site and flooding. Stormwater will be discharged to the existing infrastructure, with a concept engineering plan being submitted with DA-87/2023.</p>	<p>Yes</p>
<p>4.10 Landscaping</p> <p>Outcome</p> <ul style="list-style-type: none"> ▪ To reduce the visual impacts of hard stand areas and large buildings and provide streetscape amenity. <p>Acceptable Solution</p> <ul style="list-style-type: none"> ▪ Where landscaping is proposed or required to be part of a development, a landscaping concept plan should be submitted with a Development Application. ▪ Industrial development must incorporate a minimum 2 metre landscaping strip along a street frontage (excluding driveways) and a 1 metre landscape strip along the side boundaries up to the building line 	<p>A landscaping plan has been submitted and is considered satisfactory (subject to Heritage Advisor recommendations).</p>	<p>Yes</p>

INVERELL DEVELOPMENT CONTROL PLAN 2013 – CHAPTER 5 – PARKING & TRAFFIC		
Requirement	Comments	Acceptable
<p>5.3 Parking Space Requirements</p>	<p>The on-site parking rates for Recreation Facilities (Indoor, Outdoor and Major)</p>	<p>Yes</p>

<p>Outcome</p> <ul style="list-style-type: none"> To provide a rate of car parking spaces commensurate with the type of development proposed. <p>Acceptable Solution</p> <ul style="list-style-type: none"> The provision of on-site vehicle parking is specified below for specific development types. Where a development type is not included in the acceptable solution, the required parking provision will be determined by Council in consideration of the individual circumstances of a proposal, supporting evidence (eg traffic impact study, parking survey etc) and other best practice guidelines. <p><u>Camping Grounds & Caravan Parks</u></p> <ul style="list-style-type: none"> 1 space per site, plus 1 space per 2 employees, plus 1 space per 10 sites (visitor parking). <p><u>Child Care Centre</u></p> <ul style="list-style-type: none"> 1 space per 4 children in attendance. <p><u>Commercial Premises</u></p> <p><i>Business Premises</i></p> <ul style="list-style-type: none"> 1 space per 40m² of Gross floor area (GFA). <p><i>Office Premises</i></p> <ul style="list-style-type: none"> 1 space per 40m² of GFA. <p><i>Retail Premises</i></p> <ul style="list-style-type: none"> Food and Drink Premises (pubs, restaurants and cafes) - 15 spaces per 100m² of GFA or 1 space per 3 seats plus 1 space per 3 bedrooms. Food and Drink Premises (drive in take-away food outlets): <ul style="list-style-type: none"> No on-site seating - 12 spaces per 100m² of GFA. With on-site seating - 12 spaces per 100m² of GFA plus the greater of 1 space per 5 seats (internal & external) or 1 space per 2 seats (internal). With on-site seating and drive through facilities - Queuing areas for 5-12 cars plus the greater of 1 space per 3 seats (internal & external) or 1 space per 2 seats (internal). Markets - 2 spaces per stall. Shops (where the total GFA is less than 4000 m²) - 1 space per 25m² of GFA. Shops (where the total GFA is greater than 4000 m²) - 1 space per 40m² of GFA. 	<p>does not include any provision for public swimming pools.</p> <p>As this development type is not included in the acceptable solution, this clause allows the parking to be determined in accordance with Traffic and Parking Assessment submitted with DA-87/2023.</p>	
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Note: Where a development forms a group of shops or a shopping centre, parking requirements are calculated on the total GFA of the shops rather than the total GFA of the development.

- Vehicle Sales or Hire Premises - 1 space per 100m² of site area plus 4 spaces per service bay.

Community Facility

- 1 space per 2 full time members plus 1 dedicated bus space.

Educational Establishment

- Primary or Secondary – 1 space per 1.5 full-time staff plus 1 space per 50 students.
- Tertiary or equivalent – 1 space per 1.5 full-time staff plus 1 space per 8 students.

Entertainment Facility

- 1 space per 6 seats.

Health Services Facility

- Hospitals - 1 space per 3 beds, plus 1 space per resident doctor, plus 1 space per employee, plus 1 space per ambulance.
- Medical centres and professional consulting rooms - 3 spaces per doctor plus 1 space per employee.

Industry

- 1 space per 100m² of industry GFA and 1 space per 40m² of office GFA or part thereof.

Places of Public Worship

- 1 space per 15m² of GFA.

Recreation Facility (Indoor, Outdoor or Major)

- Squash and Tennis Courts - 3 spaces per court.
- Bowling Clubs - 30 spaces for the first green and 15 spaces for each additional green.
- Bowling Alleys - 3 spaces per lane.
- Amusement Parlours - 1 space per 40m² of GFA plus bicycle parking.
- Gymnasiums - 4.5 spaces per 100m² of GFA.

Residential Accommodation

- Dwelling Houses and Dual Occupancies - 1 roofed space per dwelling.
- Multi-Unit Housing and Residential Flat Buildings - 1 roofed space per dwelling plus 1.5 visitor spaces per 2 dwellings.
- Hostels, Boarding Houses and Group Homes - 1 space per 3 beds, plus 1 space per manager, plus 2 spaces per 3 self-contained units (residents), plus 1 space per 5 self-contained units (visitors).

<p><u>Restricted Premises</u></p> <ul style="list-style-type: none"> 1 space per 25m² of GFA. <p><u>Service Stations</u></p> <ul style="list-style-type: none"> 4 spaces per work bay, plus 5 spaces per 100m² of GFA for convenience stores, plus 15 spaces per 100m² of GFA or 1 space per 3 seats for restaurant, whichever is greater. <p><u>Storage Premises</u></p> <ul style="list-style-type: none"> Storage Premises (excluding self storage) - 1 space per 300m² of GFA plus 1 space per employee. Self Storage Units – 1 space per employee. Units must be designed to allow suitable loading/unloading, passing of vehicles and turning circles for largest vehicle. <p><u>Tourist and Visitor Accommodation</u></p> <ul style="list-style-type: none"> 1 space for each motel unit, plus 1 space per 2 employees, plus 1 space 10m² of restaurant/function facility, or 1 space per 3 seats, whichever is greater. <p><u>Vehicle Body Repair Workshops and Vehicle Repair Stations</u></p> <ul style="list-style-type: none"> Vehicle Body Repair Workshops and Vehicle Repair Stations - 4 spaces per service bay. Car Tyre Outlets - 3 spaces per work bay or 3 spaces per 100m² of GFA, whichever is greater. <p><u>Veterinary Hospitals</u></p> <ul style="list-style-type: none"> 3 spaces per practitioner plus 1 space per employee. <p><u>Warehouse or Distribution Centre</u></p> <ul style="list-style-type: none"> 1 space per 300m² of GFA plus 1 space per employee. <p><u>Wholesale Supplies</u></p> <p>1 space per 50m² of GFA.</p>		
<p>5.4 Provision of Car Parking</p> <p>Outcome</p> <ul style="list-style-type: none"> To ensure the supply of on-site car parking is consistent with the demand likely to be generated. <p>Acceptable Solution</p> <p><u>New Development</u></p> <ul style="list-style-type: none"> The total number of on-site parking spaces provided must be in accordance with Clause 5.3. <p><u>Existing Development</u></p>	<p>As per Clause 5.3 above, parking was considered in accordance with the Traffic and Parking Assessment.</p> <p>The Traffic and Parking Assessment submitted with DA-87/2023 that demonstrates that the existing public parking in the locality is sufficient to cater for the Inverell Aquatic Centre. Council's Manager Civil Engineering has reviewed this Traffic and Parking Assessment Report and supports this conclusion.</p>	<p>Yes</p>

<ul style="list-style-type: none"> ▪ All existing on-site car parking is to be retained. Relocation of parking bays is acceptable. ▪ Alterations and additions to existing premises which result in an increase in floor space, and/or intensified use, should provide additional on-site parking in accordance with Clause 5.3 for the alterations and additions. <p><u>Change of Use</u></p> <ul style="list-style-type: none"> ▪ In the case of a change of use of an existing building, Council will apply the provisions of Clause 5.3 to determine if additional parking is required. ▪ Where a historical deficiency in on-site parking occurs, the amount of parking which would have been required for the former use may be deducted from the new use, where in the opinion of Council the shortfall of car parking will not have a significant impact on the location and public parking areas. <p><u>Replacement of Buildings</u></p> <ul style="list-style-type: none"> ▪ In the case of the replacement of a building, the on-site parking spaces required will be considered as if it was a new development. <p><u>Multiple Use</u></p> <ul style="list-style-type: none"> ▪ Where a development contains more than one land use, the total parking requirement will be calculated by adding together the number of spaces required for each separate use. ▪ Reduction in requirements for multiple uses may be considered where it can be demonstrated that the peak parking demand for each land use component of the development is staggered. <p><u>Items of Environmental Heritage</u></p> <ul style="list-style-type: none"> ▪ Council may consent to a reduction in parking requirements relating to development of an Item of Environmental Heritage, where it is demonstrated that: <ul style="list-style-type: none"> – The heritage significance of the building will be preserved; – The conservation of the building depends upon Council granting consent; and – The reduction in parking requirements will not impact adversely on traffic flows or roads in the vicinity of the site. <p><u>Contributions in Lieu of Physical Provision</u></p> <p>In the cases of development (other than residential), where in the opinion of Council, the provision of the amount of on-site car parking as set out in Clause 5.3 is not physically possible, Council may give consideration to the acceptance of a Section 94 contribution for each required car parking space not provided. Contributions are levied to cater for a shortfall of on-site car parking spaces. It is not intended to replace the requirement for on-site car parking.</p>		
<p>5.5 Design</p> <p>Outcome</p> <ul style="list-style-type: none"> ▪ To ensure parking is safe and user friendly. ▪ To ensure parking areas are designed for vehicles to enter and exit in a forward direction. ▪ To ensure parking areas are designed for the vehicles intended to be using it. 	<p>The public parking areas conform to the relevant Australian Standards.</p> <p>A dedicated loading bay has been provided on-site at the rear. This loading bay is accessed from Victoria Park car park (off Evans Street). The loading dock has been designed to allow service vehicles to enter and exit the road</p>	<p>Yes</p>

<p>Acceptable Solution</p> <ul style="list-style-type: none"> ▪ Parking areas must conform to the relevant Australian Standards and Council requirements. ▪ Parking areas must be maintained in a reasonable manner, in perpetuity. ▪ Parking areas must be designed to allow traffic to enter and exit in a forward direction without interfering with parked vehicles, buildings, landscaping, outdoor storage or work areas. ▪ Parking and manoeuvring must be designed to accommodate the largest vehicle expected to access the site. ▪ For large residential, commercial or industrial developments it may be necessary to provide a Traffic Study with a Development Application. <p><u>Commercial & Industrial</u></p> <ul style="list-style-type: none"> ▪ All parking, loading or unloading of vehicles is to be carried out on the development site. ▪ Loading facilities are to be located at the rear or side of the building and where possible not adjacent to residential properties. ▪ Car parks should be designed to provide pedestrian connectivity and minimise conflicts between vehicles and pedestrians. <p><u>Residential</u></p> <ul style="list-style-type: none"> ▪ A legal and practical access crossing from a public road, with consideration given to gradient, sight distance, standard of construction and road safety, must be provided to each dwelling/lot. ▪ Access and parking space dimensions must comply with the relevant Australian Standards. ▪ Parking and manoeuvring areas for dual occupancy and residential flat buildings must be hardstand (eg pavers or concrete). ▪ Development requiring 4 or more carparking spaces must provide adequate turning to allow all vehicles to enter and exit the site in a forward direction. ▪ Access suitable for use by two wheel drive vehicles in all weather conditions must be provided to rural and rural residential development. 	<p>network (Evans Street) in a forward direction.</p>	
<p>5.6 Stormwater</p> <p>Outcome</p> <ul style="list-style-type: none"> ▪ To ensure that hardstand areas are suitably drained and that polluted stormwater is not discharged into Council's stormwater system. <p>Acceptable Solution</p> <p>A stormwater concept plan, including pollution control devices and on-site stormwater detention may be required to be submitted with any Development Application.</p>	<p>All stormwater is discharged to existing infrastructure.</p>	<p>Yes</p>
<p>5.7 Landscaping</p> <p>Outcome</p> <ul style="list-style-type: none"> ▪ To maintain and enhance the streetscape through strategic landscaping. <p>Acceptable Solution</p>	<p>No specific landscaping requirements are required in relation to car parking.</p>	<p>Yes</p>

<ul style="list-style-type: none"> ▪ Parking areas are to be suitably landscaped to reduce the visual impact of expansive hard stand areas. ▪ Where landscaping is required, a concept landscape plan should be provided with a Development Application. 		
5.8 Access and Frontage to Laneways	Not Applicable	Not Applicable

INVERELL DEVELOPMENT CONTROL PLAN 2013 – CHAPTER 4 – FLOOD PRONE LAND		
Requirement	Comments	Acceptable
6.3 Floodway (Inverell)	Not Applicable	Not Applicable
6.4 Flood Storage (Inverell)	Not Applicable	Not Applicable
6.5 Flood Fringe – Low & High Hazard (Inverell) Outcome <ul style="list-style-type: none"> ▪ To allow for development that can withstand inundation in major flood events with minimal property damage or risk to personal safety. Acceptable Solution <ul style="list-style-type: none"> ▪ Development is permitted subject to a competent engineer certifying to Council that the proposed development will be unlikely to: <ul style="list-style-type: none"> – Significantly alter the 1991 flood levels; – Significantly alter peak flood flow velocities on adjacent properties during the 1991 flood; and – Suffer significant damage, as experienced during the 1991 flood. ▪ Any portion of a building or structure subject to inundation must be constructed of flood compatible (flood damage resistant) materials. ▪ Any filling of land is to be limited to the areas occupied by buildings and that are necessary to provide access to the buildings. Filling of land is to be included in the engineer's certification as required above. ▪ Any proposed fencing is to be shown on the plans accompanying a Development Application and the likely effect of such fencing on flood behaviour is to be included in the engineer's certification as required above. ▪ Incoming electricity mains, service equipment and meters must be located 1m above the 1991 flood level. A building must be able to be easily disconnected from the main power supply. ▪ All wiring, power outlets, switches etc should, to the maximum extent possible, be located 1m above the 1991 flood level or be suitable for continuous submergence in water. All conduits located below the 1991 flood level should be so installed that they will be self-draining if subjected to flooding. ▪ All sewer connections to buildings are to be fitted with reflux valves to prevent backflow of sewage in a flood event. ▪ Heating and air conditioning systems in buildings should, to the maximum extent possible, be installed in areas and spaces 1m above the 1991 flood level. ▪ Heating equipment and fuel storage tanks located below the 1991 flood level should be mounted on and securely anchored to a foundation pad of sufficient mass to overcome buoyancy and prevent movement if inundated. ▪ All ductwork located below the 1991 flood level should be provided with openings for drainage and cleaning. Where necessary ductwork 	<p>Certification has been provided with DA-87/2023 that the development is unlikely to impact flood levels or velocities.</p> <p>A condition of consent can be imposed requiring certification prior to issue of a CC that the development will not suffer significant damage, as experienced during the 1991 flood.</p> <p>The proposed buildings are considered compatible with the flood plain.</p> <p>All filling is contained to the building and areas to provide access.</p> <p>The proposed fencing will replace previous fencing on the site and is considered to have negligible impact on flooding.</p> <p>Conditions of consent are proposed in relation to location of heating and cooling systems and provision of reflux valves.</p> <p>The development is not considered "high risk".</p> <p>The finished floor level of the Aquatic Centre is 500mm above the 1991 flood level, which complies with this chapter. No additional flood protection measures are required.</p>	Yes

<p>should be provided with a closure assembly to prevent water infiltration.</p> <ul style="list-style-type: none"> High risk developments such as hospitals, homes for the aged, emergency centres and the like should not be located on flood prone land. <p><u>Residential Development</u></p> <ul style="list-style-type: none"> The habitable floor level must be no lower than a level equal to the 1991 flood level plus 1m. The floor level of any garages and/or sheds must be no lower than a level equal to the 1976 flood level plus 300mm. <p><u>New Commercial and Industrial Development</u></p> <ul style="list-style-type: none"> The floor level of any new building shall be no lower than a level equal to the 1976 flood level plus 300mm. Any new building is to be constructed of flood damage resistant material and is to be fitted with flood protection measures to protect the interior of the building against a flood equal to the 1991 flood level plus 500mm. Where Council deems development to be minor redevelopment and/or minor infill development, the floor level requirements for a new building may be relaxed providing Council is satisfied that: <ul style="list-style-type: none"> A minimum of two thirds of the floor area is to be no lower than a level equal to the 1976 flood level plus 300mm; or Flood protection measures are installed to provide protection for the interior of the building against a flood equal to the 1991 flood level plus 500mm; or Sufficient shelving is to be installed to allow stock to be readily raised to a level no lower than equal to the 1991 flood level plus 500mm; or Any other flood protection measures, which can be demonstrated to Council's satisfaction to provide a level of flood protection equivalent to the three points above. (It will be necessary for innovative approaches under this sub-clause to be supported by certification of structural adequacy from a competent engineer). In all cases it will be necessary for the owner/applicant to provide a flood emergency plan to be approved by Council. <p><u>Alterations and Additions to Commercial Development</u></p> <ul style="list-style-type: none"> Alterations and additions may be permitted without the need to raise floor levels subject to the total area of additions to the building not exceeding 50% of the ground floor area of the building as at 31 July 1991 and the proposals do not involve a change of use of the building or an increase in the intensity of building use. Notwithstanding the requirements in the clause above, if the proposed additions are deemed by Council to involve a change of use of the building that would result in an increase in the intensity of use or in an increased risk from the effects of flooding, then Council may limit the increase in floor area to 20% of the ground floor level of the building as at 31 July 1991. Where existing floor levels are maintained, at least one of the following flood protection measures is to be installed in the building: <ul style="list-style-type: none"> Flood protection measures to provide protection for the interior of the building against a flood equal to the 1991 flood level plus 500mm; or Sufficient shelving to allow stock to be readily raised to a level no lower than equal to the 1991 flood level plus 500mm; or 		
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<ul style="list-style-type: none"> Any other flood protection measures, which can be demonstrated to Council's satisfaction to provide a level of flood protection equivalent to the three points above. (It will be necessary for innovative approaches under this sub-clause to be supported by certification of structural adequacy from a competent engineer). Where the addition or alteration is of a minor or inconsequential nature and does not involve increasing the floor area of the buildings on the site by more than 10% of the floor area of the buildings as at 31 July 1991, Council may waive the requirement for supporting documentation to be submitted by a competent engineer. In all cases it will be necessary for the owner/applicant to provide a flood emergency plan to be approved by Council. 		
6.6 Ashford, Yetman and Other Flood Prone Land	Not Applicable	Not Applicable

INVERELL DEVELOPMENT CONTROL PLAN 2013 – CHAPTER 4 – HERITAGE		
Requirement	Comments	Acceptable
7.3 Alterations and Additions	Not Applicable	Not Applicable
7.4 New Development Buildings 7.4.1 General Outcome <ul style="list-style-type: none"> To ensure new development respects the character of its surrounds; however, respect does not mean copying. To facilitate new development which is contemporary in design, is well integrated with and relates harmoniously to its older neighbours. 	The proposed Aquatic Centre is a contemporary design and is considered to be "harmonious" with the heritage items.	Yes
7.4.2 Siting a New Building Outcome <ul style="list-style-type: none"> To ensure that the scale and siting of new development respects the significance and character of the surrounding area and does not detract from the scale, form, unity, and character of Heritage Items or Heritage Conservation Areas. Acceptable Solution <ul style="list-style-type: none"> New development should have regard to the established patterns of the locality including the typical location and orientation of existing buildings on surrounding lots. The siting of new residential buildings should allow for a generously sized front garden which will assist in its successful integration. New development should be sited behind the building line of any adjoining Heritage Item. 	The proposed Aquatic Centre is sited behind the original Memorial building.	Yes
7.4.3 Scale Outcome <ul style="list-style-type: none"> To ensure that the scale of a new building respects the significance of, and is compatible with, the character of the surrounding area. Acceptable Solution	<p>These controls principally relate to houses.</p> <p>The scale of the Aquatic Centre is considered to be compatible with the locality.</p>	

<ul style="list-style-type: none"> ▪ The scale of a new house should be related to the size of the lots that comprise the historical subdivision pattern of the area. ▪ New buildings should be in scale with surrounding dwellings. Large houses on small lots will tend to look awkward and dominate the surrounding area. ▪ New houses should generally remain at single storey in areas where the majority of buildings are single storey. ▪ Landmark buildings in Heritage Conservation Areas which may be Heritage Items, mansions or public buildings will generally be surrounded by single storey buildings, or those of a lesser scale. These landmark buildings cannot be used as a precedent for increasing the scale of new buildings. New buildings should relate to the scale of existing development around the landmark and respect its prominence. 		
<p>7.4.4 Proportions</p> <p>Outcome</p> <ul style="list-style-type: none"> ▪ To ensure that the proportions of the new building respect the significance and character of the surrounding area. <p>Acceptable Solution</p> <ul style="list-style-type: none"> ▪ Openings in visible frontages should retain a similar ratio of solid to void as that established by the original older buildings. ▪ New buildings should incorporate the typical proportions of surrounding development, even when using modern materials. ▪ New buildings should establish connection with nearby buildings by incorporating important design elements such as verandahs, chimneys or patterns of openings. 	<p>The proportions of the Aquatic Centre are considered acceptable.</p> <p>It is considered that the Aquatic Centre has suitable connection to the heritage items through proximity, rather than the need for direct physical connection.</p>	<p>Yes</p>
<p>7.4.5 Setbacks</p> <p>Outcome</p> <ul style="list-style-type: none"> ▪ To ensure that the setback of the new buildings respects the significance and character of the surrounding area. <p>Acceptable Solution</p> <ul style="list-style-type: none"> ▪ New development is not to be built forward of an established building line. ▪ Where the new building will be large or obtrusive it should be set well back and heavily screened with landscaping elements. ▪ If the established building line varies, the new building should not be set closer to the street than any adjoining historic buildings (even if it is not a Heritage Item). ▪ Setback from side boundaries should be consistent with typical buildings in the immediate vicinity. 	<p>The Aquatic Centre is behind the building line of the original Memorial building. Landscaping is proposed to provide further separate separation from this building.</p>	<p>Yes</p>
<p>7.4.6 Facades</p> <p>Outcome</p> <ul style="list-style-type: none"> ▪ To ensure new buildings reinforce the existing pattern and character of rectangular building forms and bays, windows and openings must be vertical in proportion. 	<p>The proposed Aquatic Centre façade is considered acceptable.</p>	<p>Yes</p>

<p>7.4.7 Form & Massing</p> <p>Outcome</p> <ul style="list-style-type: none"> To ensure that the form, massing and overall shape of new buildings, particularly roofs, façades and verandahs respect the significance and character of the surrounding area. <p>Acceptable Solution</p> <ul style="list-style-type: none"> New buildings should be designed in sympathy with the predominant form and massing characteristics of the area. New buildings and dwellings should have ridges of the same height as surrounding development. 	<p>The proposed Aquatic Centre has a roof height above the original memorial building, which is inconsistent with the Acceptable Solution of this clause.</p> <p>Council's Heritage Advisor has recommended additional landscaping to reduce the visual dominance of this roof height.</p> <p>Subject to additional landscaping (condition), the development is considered to be consistent with the Outcome of this clause to respect the significance and character of the area.</p>	<p>Yes (subject to additional landscaping).</p>
<p>7.4.8 Landscaping</p> <p>Outcome</p> <ul style="list-style-type: none"> To ensure that new landscaping respects the significant characteristics of both Heritage Items and Heritage Conservation Areas. <p>Acceptable Solution</p> <ul style="list-style-type: none"> Generous green landscaped areas should be provided in the front of new residential buildings. New landscaping should not interfere with the appreciation of significant building aspects such as shopfronts or contributory building façades. Important contributory landscape characteristics such as canopy cover or boundary plantings should be retained in new development. 	<p>The proposed landscaping, in addition to the extra landscaping recommended by Council's Heritage Advisor, is considered appropriate for the development.</p>	<p>Yes</p>
<p>7.4.9 Detailing</p> <p>Outcome</p> <ul style="list-style-type: none"> To ensure that detailing on new buildings respects but does not imitate original detailing on older surrounding buildings. <p>Acceptable Solution</p> <ul style="list-style-type: none"> Avoid imitation or synthetic materials and detailing. These tend to give an impression of superficial historic detail. Avoid meticulously following past styles in new development. Simple, sympathetic but contemporary detailing is more appropriate. 	<p>The proposed Aquatic Centre does not imitate the original Memorial Pool building.</p>	<p>Yes</p>
<p>7.4.10 Materials, Finishes and Colours</p> <p>Outcome</p> <ul style="list-style-type: none"> To ensure that materials, finishes and colours used in new development respect the significance and character of Heritage Items and buildings within Heritage Conservation Areas. <p>Acceptable Solution</p> <p><u>Doors and Windows</u></p> <ul style="list-style-type: none"> New doors and windows should proportionally relate to typical openings in the locality. 	<p>The proposed materials, finishes and colours are considered to respect the adjoining heritage items.</p>	<p>Yes</p>

<ul style="list-style-type: none"> Simply detailed four panel doors or those with recessed panels are generally appropriate. Mock panelling, applied mouldings and bright varnished finishes should be avoided. New buildings should incorporate windows which have vertical orientation. Standard windows in modules of 900mm wide should be limited to single or double format only. The most suitable windows are double hung, casement, awning or fixed type. If a large area of glass is required, vertical panels (mullions) should be used to suggest vertical orientation. A large window could also be set out from the wall to form a simple square bay window making it a contributory design element rather than a void. Coloured glazing, imitation glazing bars and arched tops are not encouraged. Within the Inverell CBD: <ul style="list-style-type: none"> Windows and doors shall preferably be in timber. Shopfronts may be aluminium providing they are in the preferred colours of silver, grey, bronze or black. <p><u>Roofs</u></p> <ul style="list-style-type: none"> Corrugated galvanized iron (or zincalume finish) is a most appropriate roofing material for new buildings in historic areas. Pre-finished iron in grey or other shades in some circumstances may also be suitable. Tiles may be appropriate in areas with buildings dated between 1900 and 1930. Unglazed terracotta tiles are the most appropriate. The colour and glazing of many terracotta tiles make them inappropriate. Modern profile steel (trim-deck) roof sheeting is not appropriate. Ogee or quad profile guttering is preferable and plastic downpipes should be avoided in prominent positions (street elevation). <p><u>Paving</u></p> <ul style="list-style-type: none"> Preferred materials for driveways include wheel strips and gravel. Plain or stamped concrete should be avoided. Hard driveway surfaces must not dominate the front garden area. <p><u>Walls</u></p> <ul style="list-style-type: none"> Cladding materials which set out to imitate materials such as brick, stone and weatherboard should be avoided. 150mm weatherboards are generally appropriate for historic areas. They should be square edged profile unless the surrounding buildings are post 1920's. Plain, non-mottled bricks are preferable with naturally coloured mortar struck flush with the brickwork (not deeply raked). Textured sandstock bricks are to be avoided. 		
7.4.11 Garages, Carports, Sheds and Tennis Courts	Not Applicable	Not Applicable
7.4.12 New Commercial Buildings in Heritage Conservation Areas	Not Applicable	Not Applicable
7.5 New Development in the Vicinity of Heritage Items 7.5.1 General Outcome	In consideration of the Statement of Heritage Impact and review by Councils Heritage Advisor, the development is considered to respect and complement the existing heritage items (subject to additional landscaping).	Yes

<ul style="list-style-type: none"> ▪ To ensure that new buildings provide a setting for adjoining Heritage Items so that their historical context and heritage significance are maintained. <p>Acceptable Solution</p> <ul style="list-style-type: none"> ▪ Development in the vicinity of listed Heritage Items should respect and complement the built form character of those items in terms of scale, setback, siting, external materials, finishes and colour. ▪ New development should have regard to the established siting patterns of the locality. ▪ New development should generally be set back from the building line of the adjoining or adjacent heritage item. ▪ The sensitive selection of materials, colours and finishes is important in terms of achieving compatibility with the heritage items. 	<p>The new Aquatic Centre is setback behind the building line of the original Memorial building.</p> <p>The materials and colours proposed for the new building are acceptable.</p>	
<p>7.6 Signs and Advertising</p> <p>7.6.1. General</p> <p>Outcome</p> <ul style="list-style-type: none"> ▪ To ensure that signs, and in particular advertising signs, respect and enhance the amenity of the area. <p>Acceptable Solution</p> <p><u>New Signs</u></p> <ul style="list-style-type: none"> ▪ The scale, type, design, location, materials, colour, style and illumination of any sign should be compatible with the design and character of the building(s) and should not intrude on the visual qualities of the townscape. ▪ The architectural characteristics of the building should always dominate. ▪ Signs must be simple in design and avoid a proliferation of advertising which will be confusing and detract from a Heritage Item or Heritage Conservation Area. ▪ Signs should be either painted or powder coated timber or metal sheet. ▪ Signs must fit within the architectural forms of the building, must not obscure architectural features (including windows and doors, verandahs or balustrades) of the building and/or adjoining buildings. ▪ Signs must not break into the parapet line and be located in traditional signage areas on the building. ▪ Signage colours must complement the heritage colour scheme. ▪ Signs must be fixed in such a way that they do not damage significant heritage fabric of the building and shall be easily removable. ▪ Where the building is face brick, a sign may not be painted directly onto the brickwork. A face plate of maximum thickness 5mm must be used. ▪ Advertising signs must directly relate to the use or activity carried out in the same building to which they are attached/erected. ▪ Above awning signs must not be illuminated. ▪ A maximum of one under awning sign and one above awning sign is permitted per lessee/owner. ▪ Hanging (ie bracketed) signs are limited to one below the awning per lessee/owner. ▪ Sandwich boards are permitted providing they do not exceed 1m² ▪ One sign is permitted on a side wall. ▪ Awning fascia signs should be as follows: 	<p>The single sign above the Lawrence Street entry, including colour and lettering is compliant with this clause.</p> <p>No change to the original signage on the Memorial building is proposed.</p>	<p>Yes</p>

<ul style="list-style-type: none"> – A minimum of 75% of the fascia sign shall be the same depth as the fascia; and – A maximum of 25% of the fascia sign may be twice the depth of the fascia. ▪ Signs should be located flush with the wall surface. ▪ Signs not permitted are: <ul style="list-style-type: none"> – Roof top signage, boxed and/or internally illuminated signs above awning level, neon, flashing, colour change or movement signs, projecting wall signs above awning level, signs above cornice level and those that are fluorescent and/or of iridescent paints. ▪ Should any existing signage be removed then the replacement signage must comply with this chapter of the IDCP. <p><u>Original Signs</u></p> <ul style="list-style-type: none"> ▪ Early signage has cultural value and should be retained and conserved. <p><u>Colour</u></p> <ul style="list-style-type: none"> ▪ Colours should be sympathetic to the surrounding area and be related to the colours of the building. ▪ The use of entire glazed shopfronts for temporary notices is not considered appropriate, nor is the use of temporary fluorescent signwriting. ▪ The use of bright corporate colours and sign designs which are not related to the architecture or character of the area and building are not considered appropriate. <p><u>Lettering Styles</u></p> <ul style="list-style-type: none"> ▪ Traditional styles of lettering can be interpreted for modern buildings such as the use of raised lettering or traditional styles such as clarendon, ionic, tuscan, modern and fat. 		
7.7 Subdivision	Not Applicable	Not Applicable

